

BEFORE THE BOARD OF COUNTY COMMISSIONERS

TETON COUNTY, WYOMING

IN THE MATTER OF: Sketch Plan (SKC2021-0001)

**FINDINGS OF FACT, CONCLUSIONS OF LAW AND
ORDER GRANTING APPROVAL OF A SKETCH PLAN**

THIS MATTER came before the Teton County Board of County Commissioners (hereafter "Board" or "Board of Commissioners") for public hearing on November 16, 2021, upon the application of MV Farm I, LLC, 1545-1565 Berger Lane, LLC, and Goat Pen, LLC for a Sketch Plan, pursuant to Section 8.3.1 of the Teton County Land Development Regulations (LDRs), to review the proposed mini-storage warehouse development in the Business Park Zone of Teton County. The Board of Commissioners, being fully advised herein, finds, concludes and orders as follows:

FINDINGS OF FACT

1. The subject property is Lot 4, Valley View Subdivision located at 605 W. Deer Drive, located approximately 3 miles south of the Town of Jackson. The lot is zoned Business Park and lies within the Natural Resources Overlay.
2. The applicant has requested approval of a Sketch Plan Permit SKC2021-0001, to review the development of approximately 45,000 sf of mini-storage warehouse space, within six (6) individual buildings.
3. This application was brought before the Teton County Planning Commission on October 11, 2021, with a recommendation from the Planning Director for approval of SKC2021-0001 with no conditions.
4. On October 11, 2021, the Planning Commission voted 4-0, with Commissioner Muromcew absent, recommending approval of SKC2021-0001 with no conditions to the Board of Commissioners.
5. The public hearings of the Planning Commission and the Board of Commissioners were properly noticed pursuant to the Section 8.2.14.C. of the LDRs.

6. The application was brought before the Board of Commissioners on November 16, 2021.
7. A staff report dated November 16, 2021, was submitted to the Board of County Commissioners for review regarding the Sketch Plan (SKC2021-0001) pursuant to Section 8.3.1 of the LDRs, to review the future mini-storage warehouse in the Business Park zone, under ownership of MV Farm I, LLC, 1545-1565 Berger Lane, LLC, and Goat Pen, LLC.
8. As set forth in the November 16, 2021 staff report and as presented by Planning staff at the November 16, 2021 meeting, the recommendation from the Planning Commission and the Planning Director to the Board of County Commissioners was for approval of the Sketch Plan (SKC2021-0001) with no conditions.
9. The Board heard a presentation from staff.
10. There was no public comment on the application. The Board discussed the application.
11. The Board of County Commissioners reviewed the five findings for a Sketch Plan pursuant to Section 8.3.1. of the LDRs which are:
 - a. Is consistent with the desired future character described for the site in the Jackson/Teton County Comprehensive Plan;
 - b. Achieves the standards and objective of the Natural Resource Overlay (NRO) and Scenic Resources Overlay (SRO), if applicable;
 - c. Does not have significant impact on public facilities and services, including transportation, potable water and wastewater facilities, parks, schools, police, fire and EMS facilities;
 - d. Complies with all relevant standards of these LDRs and other County Resolutions as can be determined by the level of detail of a sketch plan; and
 - e. Is in substantial conformance with all standards or conditions of any prior applicable permits or approvals.
12. On November 16, 2021, the Board voted 4-0 to approve the Sketch Plan application (SKC2021-0001) with Commissioners Macker absent, with no conditions.

CONCLUSIONS OF LAW

- I. Based on the presentation and staff report of the Planning Department and the application from MV Farm I, LLC, 1545-1565 Berger Lane, LLC, and Goat Pen, LLC for a Sketch Plan does comply with all applicable provisions of the Teton County Comprehensive Plan.
- II. Based on the presentation and staff report of the Planning Department and the application from MV Farm I, LLC, 1545-1565 Berger Lane, LLC, and Goat Pen, LLC for a Sketch Plan does comply with all applicable provisions of the Teton County Land Development Regulations.
- III. The Board concludes and hereby finds that the application dated July 9, 2021, for a Sketch Plan (SKC2021-0001) does comply with and meet all five (5) findings required pursuant to Section 8.3.1 of the LDRs to review the future mini-storage warehouse in the Business Park zone owned by MV Farm I, LLC, 1545-1565 Berger Lane, LLC, and Goat Pen, LLC, as recommended by the Planning Commission and Planning Director for approval of the Development Plan, and specifically finds as follows:
 1. *Is consistent with the desired future character described for the site in the Jackson/Teton County Comprehensive Plan;*
Can be made. The proposed use is intended to provide a commercial Mini-storage Warehouse Use and does not impact the desired future character of the South Park Business Park. The proposed development achieves the desired future character of the South Park Business Park because it is an allowed commercial use within the standards of physical development and use within the zone. The location in the business park is preferable to location in a residential or rural zone.
 2. *Achieves the standards and objective of the Natural Resource Overlay (NRO) and Scenic Resources Overlay (SRO), if applicable;*
Can be made. The subject property is located within the Natural Resources Overlay, but it is heavily developed and disturbed. It was determined that the property and proposal met the standard for exemption from the requirement to prepare an Environmental Analysis (EA). The property is not within the Scenic Resources Overlay and is not visible from South Highway 89.
 3. *Does not have significant impact on public facilities and services, including transportation, potable water and wastewater facilities, parks, schools, police, fire and EMS facilities;*
Can be made. The application is not anticipated to contribute significantly to demands on roads, water/sewer systems, parks, schools, police, fire and EMS

over the current use. Sewer and water are proposed to be provided by the South Park Service Center Improvement District. Sewer is linked to the Adams Canyon Sewer System and water to the Rafter J Water Improvement District. The facility will be sprinklered per consultation with the Jackson Hole Fire/EMS (comments attached). Little impact is expected on parks and schools. Transportation impacts are expected to be minimal due to the nature of the use.

4. *Complies with all relevant standards of these LDRs and other County Resolutions; and*

Can be made. The proposal is for Commercial Mini-storage Warehouse Use. The specific Use standards have been reviewed in the Staff Analysis section of the staff report dated November 16, 2021. The staff report includes a LDR Checklist that illustrates compliance with all other LDR standards.

5. *Is in substantial conformance with all standards or conditions of any prior applicable permits or approvals.*

Can be made. The proposed application is in conformance with prior permits and approvals.

- IV. These conclusions are based upon the analysis of the findings as detailed in the November 16, 2021 staff report, as well as the Board's analysis of the required findings for the Sketch Plan, that occurred at the November 16, 2021 public hearing on the matter.

IT IS HEREBY ORDERED:

The Board **APPROVES** the application for a Sketch Plan dated July 9, 2021, SKC2021-0001, for a mini-storage warehouse development in the Business Park Zone of Teton County owned by MV Farm I, LLC, 1545-1565 Berger Lane, LLC, and Goat Pen, LLC, with no conditions, being able to make all five (5) findings of approval for a Sketch Plan pursuant to Section 8.3.1 of the Teton County Land Development Regulations as recommended by the Planning Director and the Planning Commission.

DATED this 7 day of December 2021.

BOARD OF COUNTY COMMISSIONERS
TETON COUNTY, WYOMING

BY:

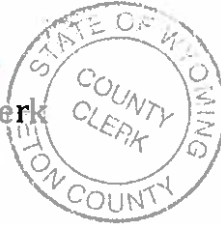
Natalia D. Macker

Natalia D. Macker, Chairwoman

ATTEST:

Maureen E. Murphy

Maureen E. Murphy, County Clerk



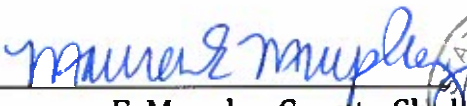
CERTIFICATE OF SERVICE

I, Maureen E. Murphy, Teton County Clerk, do hereby certify that I sent a true and correct copy of the FINDINGS OF FACT, CONCLUSIONS OF LAW, AND ORDER GRANTING APPROVAL OF SKETCH PLAN, postage prepaid by U.S. Mail or other delivery as indicated below on this 7th day of December, 2021, to the following addresses:

MV Farm I, LLC, 1545-1565 Berger Lane, LLC, and Goat Pen, LLC
PO Box 13308
Jackson, WY 83002

Keith Gingery, Deputy County Attorney
Teton County Attorney's Office
kgingery@tetoncountywy.gov
Via Email Only or Hand Delivery Only

Hamilton Smith, Principal Planner
Teton County Planning and Development
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Maureen E. Murphy, County Clerk

